

ADJOINING PROPERTY OWNERS FOR 14196 FREDERICK ROAD

Howard County Dept. of Public Works
3430 Courthouse Drive
Ellicott City, MD 21043
(24.003)(25.002)(25.006)
(43.008)(46.001)(37.023)
(43.006)(23.001)(8.001)

Cedar Lane Farm II LLC
c/o Capt. Attn Randall Griffin
13041 Wainwright Road
Highland, MD 20777
(8.001)

John & Gretchen Mobberley
c/o Summer Hill Farm
14195 Route 144
West Friendship, MD 21794
(8.001)

Donald & Cindy Cochran
14097 Monticello Drive
Cooksville, MD 21723-9609
(8.001)

"
"

Requested Zoning

Search Street:

FREDERICK RD

Property Information:

Amendment No.: 8.001

Current Zoning: RC-DEO

Requested Zoning:

Tax Account ID.: 1404320190

Map: 8

Grid: 24

Parcel: 115

Lot:

Acres: 66.1

Address: 14196 FREDERICK RD

City/State/Zip: LISBON, MD 21765

Owner:

Name: WOODMONT EDUCATION FOUNDATION INC

Email:

Phone:

Mailing Address: 2000 WOODMONT DRIVE

City/State/Zip: COOKSVILLE, MD 21723

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

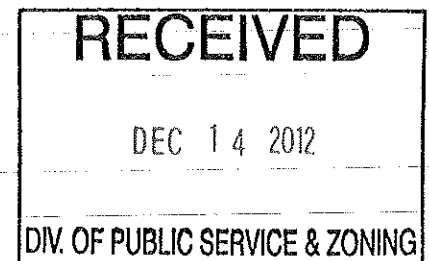
1	Address / Street (Only)	14196	Frederick Road	✓
2	Tax Map Number	8	Grid	24 ✓
3	Parcel(s)	115		✓
4	Lot(s)	N/A		
5	Tax Account Data:	District	04	Account # 320190
6	Size of Property:	Acres	66.108 ✓	Square feet
7	The Property is currently zoned:	RC-DEO		
	I request that the Property be rezoned to:	I		

B. Owner Information

8	Owner Name	Woodmont Educational Foundation, Inc.	✓
9	Mailing street address or Post Office Box	2000 Woodmont Drive	Plot #16129
	City, State	Cooksville, Maryland	
	ZIP Code	21723	
	Telephone (Main)		
	Telephone (Secondary)		
	Fax		
10	E-Mail		

C. Representative Information

11	Name	Talkin & Oh, LLP
	Mailing street address or Post Office Box	5100 Dorsey Hall Drive
	City, State	Ellicott City, Maryland
	ZIP	21042
	Telephone (Main)	



REC. #149498

410-964-0300 (Sang Oh)

C. Representative Information

Telephone (Secondary)	
Fax	410-964-2008
E-Mail	soh@talkin-oh.com
12 Association with Owner	Attorneys

D. Alternate Contact [If Any]

Name	
Telephone	
E-Mail	

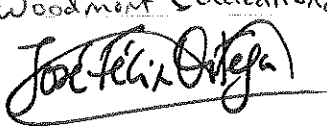
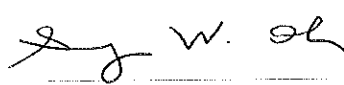
E. Explanation of the Basis / Justification for the Requested Rezoning

13	The subject Property is located between Frederick Road and Route 70 and is the former site of the Woodmont Academy private school. This rezoning request seeks to apply the I overlay to the Property to ensure that the Property's institutional nature will be preserved into the future. See attached Continuation Sheet.
----	---

F. List of Attachments/Exhibits

14	1. Continuation Sheet. 2. Map of the Property from the County's website.
----	--

G. Signatures

15	Owner	Woodmont Educational Foundation Inc. 	Owner (2)	
	Date	12/12/2012	Date	
<input type="checkbox"/> Additional owner signatures? X the box to the left and attach a separate signature page.				
16	Representative Signature			
	Date	12-13-12		

DPZ Use Only		Amendment No.	8.001
Notes	SH 12/18/12		

Continuation Sheet

E. Explanation of the Basis / Justification for the Requested Rezoning

- 13 The subject Property is located between Frederick Road and Route 70 and is the former site of the Woodmont Academy private school. This rezoning request seeks to apply the I overlay to the Property to ensure that the Property's institutional nature will be preserved into the future.

The purpose of the I district is "to permit community-serving institutional and cultural facilities." HOWARD COUNTY ZONING REGULATIONS § 113.3.A. The Zoning Regulations also provide that the uses permitted in the I district will benefit the surrounding community.

The Property's recent history as a private academic school evidences its capability to provide institutional services to the surrounding community. The Property is already developed with an institutional-type building which cannot be utilized for the uses permitted by right in the RC-DEO zone. If the requested rezoning is granted, the Property and structures thereon can continue to serve the community and can be easily renovated or redeveloped to meet any new institutional needs.

The Property is also ideally located to be the first I development in the County. With substantial frontage on and direct access to Frederick Road, a minor arterial, institutional uses on the Property would be easily accessible for the surrounding community. Additionally, the Property is in close proximity to both Route 70 and Route 32, identified as principal arterials, and Route 97, a minor arterial. The Property's proximity to such major roadways will ensure that small, local roads are not burdened by an institutional use of the Property.

Furthermore, any concern over potential uses of the Property would be addressed and resolved by the public process required of the district. The Zoning Board must approve the I overlay for a particular property. If the Zoning Board approves the I district, the Zoning Regulations require a development plan to be submitted and approved by the Department of Planning and Zoning before the proposed use could commence. This process will ensure that any use of the Property is appropriate and will serve the stated purposes of the I district.

Howard County, MARYLAND

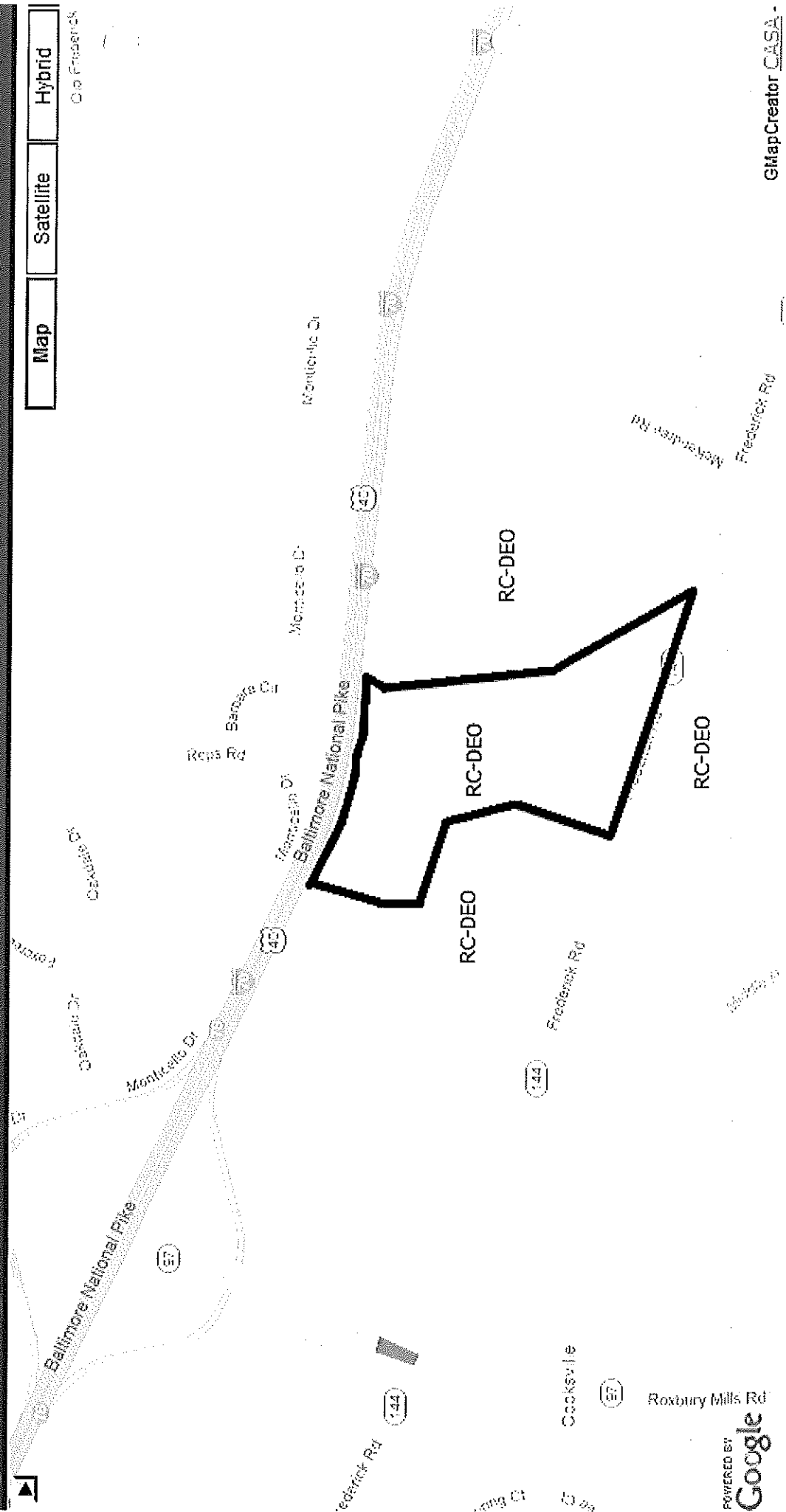
Street View | Help

Map

Satellite

Hybrid

Old Frederick



POWERED BY
Google

GMapCreator CASA